175.0	0004	0020.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	748,500 /	748,500
					USE VALUE:	748,500 /	748,500
					ASSESSED:	748,500 /	748,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		RUBLEE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAWKES HOLLIS D-DOROTHY A
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	28 RUBLEE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HAWKES HOLLIS D-DOROTHY A -
Owner 2:	-
Street 1:	28 RUBLEE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,898 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1968, having primarily Vinyl Exterior and 1905 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4898.000	345,600	6,000	396,900	748,500
Total Card	0.112	345,600	6,000	396,900	748,500
Total Parcel	0.112	345,600	6,000	396,900	748,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 392.91 | /Parcel: 392.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 175.0-0004-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	345,600	6000	4,898.	396,900	748,500	748,500	Year End Roll	12/18/2019
2019	101	FV	256,300	6200	4,898.	391,200	653,700	653,700	Year End Roll	1/3/2019
2018	101	FV	255,100	0	4,898.	300,500	555,600	555,600	Year End Roll	12/20/2017
2017	101	FV	255,100	0	4,898.	283,500	538,600	538,600	Year End Roll	1/3/2017
2016	101	FV	255,100	0	4,898.	260,800	515,900	515,900	Year End	1/4/2016
2015	101	FV	248,700	0	4,898.	243,800	492,500	492,500	Year End Roll	12/11/2014
2014	101	FV	248,700	0	4,898.	224,500	473,200	473,200	Year End Roll	12/16/2013
2013	101	FV	248,700	0	4,898.	224,500	473,200	473,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13661

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAWKES HOLLIS D	41268-313		10/24/2003	Family	1	No	No		
	11506-117		5/7/1968		99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/3/2014	1112	Re-Roof	5,100		9/3/2014			Strip and re-roof.
4/15/2010	315	Att. Gar	15,000	C				CONSTRUCT GAR

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2018	Meas/Inspect	BS	Barbara S
10/31/2008	Meas/Inspect	189	PATRIOT
3/4/2000	Inspected	263	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	256	PATRIOT
7/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

117395

GIS Ref

GIS Ref

Insp Date

06/29/18

!13661!

PRINT

Date	Time
12/11/20	03:35:10

LAST REV

Date	Time
08/08/18	13:59:26

apro

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	117395
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4898		Sq. Ft.	Site		0	70.	1.16	6									396,857						396,900	

Total AC/HA:	0.11244	Total SF/SM:	4898	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	396,857	Spl Credit		Total:	396,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.33627450
Const Adj.:	0.99197996
Adj $ / SQ:	178.950
Other Features:	83000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424526
Depreciation:	78962
Depreciated Total:	345564

COMMENTS

STAIRS TO UAT. OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

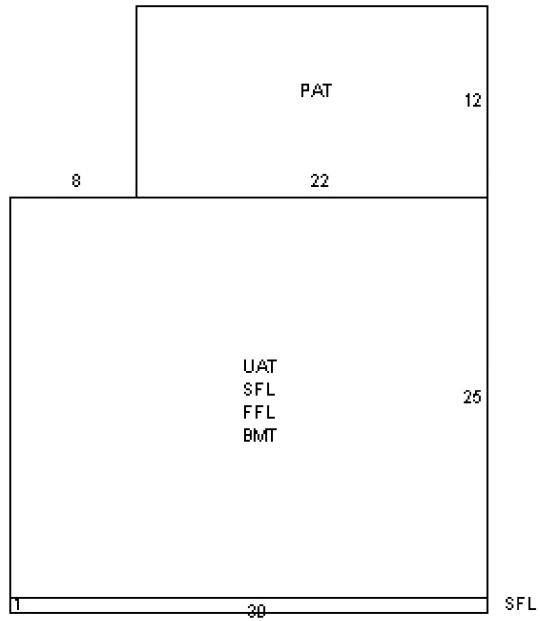
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	178.95
Special Features:	0	Val/Su Net:	126.50
Final Total:	345600	Val/Su SzAd	225.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	780	178.950	139,581
BMT	Basement	750	71.130	53,350
FFL	First Floor	750	178.950	134,213
PAT	Patio	264	3.640	961
UAT	Upper Attic	188	71.580	13,421

Net Sketched Area:	2,732			Total:	341,526
Size Ad	1530	Gross Are	3294	FinArea	1905

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0004-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X22	A	AV	2010	24.47	T	7.2	101			6,000			6,000

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000